

Re letter
7/31/00
8/7/00
on revised
calculations

MSA-S-1829-662

AA 51-00
SE

Annapolis Life Care, Inc.
2000-0035-S

Application withdrawn
3/21/2000 LC

Judge John C. North, II
Chairman



Ren Serey
Executive Director

**STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338

July 31, 2000

Mr. Kevin Dooley
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6301
Annapolis, MD 21401

RE: Special Exceptions 2000-0035-S, 2000-0036-S, and 2000-0037-S, Annapolis Life Care, Inc.

Dear Mr. Dooley:

Thank you for providing information on the above referenced special exception applications. The applicant is requesting special exceptions to permit a nursing and care center in a planned unit development, to permit a modification to a planned unit development, and to permit the expansion of a nursing home. The site is already developed with a nursing care facility and associated parking. Existing impervious surface covers 28% of the site, already exceeding the 15% limit.

This office has no comment on the zoning use issues. However, we would like to comment on the site plan and the impervious surface calculations. Neither the site plan nor the application package include any topographical information. This should be provided in accordance with County requirements. With regard to the impervious surface calculations, this office is concerned that despite the applicant's attempt to minimize impervious areas, that the excessive impervious on this property will contribute to the degradation of water quality. Please note that the impervious numbers on the cover sheet of the site plan (Sheet 1) do not match up with those on Sheet 3. For example, the list on the cover sheet mentions "existing paved/sidewalk areas to be converted to semi-pervious pavers." These areas are not indicated on the site plan, nor do the numbers match up. This should be clarified. Pervious pavers can not be considered semi-pervious in any commercial setting where they would get heavy daily use (i.e., parking lots). Also, under "Impervious Reduction Areas" on Sheet 3, #5 states that one foot will be removed from the width of the entire 2,943 linear foot walkway. This seems to be implausible. How would the County ensure that this was done? Other "reductions" should be clarified as well.

We recommend that any expansion of use on this property be conditioned on improved stormwater management. Runoff from the all existing and proposed impervious should be managed such that there would be a net improvement in water quality. Also, any trees removed should be replaced in kind.

Thank you for the opportunity to comment. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

A handwritten signature in cursive script that reads "LeeAnne Chandler".

LeeAnne Chandler
Natural Resources Planner

cc: AA51-00

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

Judge John C. North, II
Chairman



Ren Serey
Executive Director

**STATE OF MARYLAND
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1804 West Street, Suite 100, Annapolis, Maryland 21401
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August 7, 2000

VIA FACSIMILE

Ms. Pam Miley
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6301
Annapolis, MD 21401

RE: Special Exceptions 2000-0035-S, 2000-0036-S, and 2000-0037-S, Annapolis Life Care, Inc.

Dear Ms. Miley:

This office has received a copy of the letter sent to you by Messick & Associates in referenced to the Annapolis Life Care project. We have also received an excerpt from the revised cover sheet for the site plans, which show changes to the impervious surface calculations.

We understand that pervious pavers will not be utilized anywhere on the property, except for aesthetic reasons (where they will be considered impervious). Also, our previous concern with regard to the one foot of asphalt removed from the perimeter of the property has been addressed during a discussion with the consulting engineer. However, there are still discrepancies between the numbers on the revised cover sheet and sheet 3. The cover sheet now states that proposed impervious totals 32,283 square feet, with 7,850 square feet already being impervious. This is a net gain of 24,433 square feet. The "miscellaneous on-site impervious area reductions" total 20,914 square feet. There still appears to be a **gain** in impervious of 3,519 square feet. However, the cover sheet states that there is an impervious area reduction of 15 feet. This does not appear to be correct. This should be corrected prior to any approvals. No gain in impervious surfaces should be permitted without a variance.

Our previous comment with regard to the lack of topographical information is still valid. This information should be provided in accordance with the County requirements.

We recommend that any expansion of use on this property be conditioned on improved stormwater management. Runoff from all existing and proposed impervious should be managed such that there would be a net improvement in water quality. This office questions whether a relatively small reduction in impervious (a 1% decrease from existing conditions on Lots 2 and 3) will adequately manage or offset the runoff from all the impervious on these properties.

Thank you again for the opportunity to comment. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

A handwritten signature in cursive script that reads "LeeAnne Chandler".

LeeAnne Chandler
Natural Resources Planner

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